

147.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

676,700 / 676,700

USE VALUE:

676,700 / 676,700

ASSESSED:

676,700 / 676,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DEILY CHARLES R	
Owner 2: BAROLSKY DEBORAH E	
Owner 3:	

Street 1: 159 SCITUATE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,120 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4120		Sq. Ft.	Site		0	80.	1.32	9									434,881						434,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101							4120.000		237,700		4,100		434,900		676,700									
Total Card							0.095		237,700		4,100		434,900		676,700		Entered Lot Size							
Total Parcel							0.095		237,700		4,100		434,900		676,700		Total Land:							
Source: Market Adj Cost																	Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,700	4100	4,120.	434,900	676,700	676,700	Year End Roll	12/18/2019
2019	101	FV	209,600	4100	4,120.	407,700	621,400	621,400	Year End Roll	1/3/2019
2018	101	FV	209,600	4100	4,120.	337,000	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	209,600	4100	4,120.	309,900	523,600	523,600	Year End Roll	1/3/2017
2016	101	FV	209,600	4100	4,120.	282,700	496,400	496,400	Year End	1/4/2016
2015	101	FV	198,100	4100	4,120.	277,200	479,400	479,400	Year End Roll	12/11/2014
2014	101	FV	198,100	4100	4,120.	257,700	459,900	459,900	Year End Roll	12/16/2013
2013	101	FV	198,100	4100	4,120.	245,200	447,400	447,400		12/13/2012

Parcel ID 147.0-0008-0004.0

!11520!

PRINT

Date Time

12/11/20 01:41:02

LAST REV

Date Time

06/04/18 11:13:55

ekelly

11520

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORVITZ HOWARD	13758-373		7/30/1999	Portion-Asst	345,000	No	No		
	13758-373		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/1997	748		1,500					REMODEL BATH/WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	HS	Hanne S
5/7/2018	MEAS&NOTICE	BS	Barbara S
5/1/2009	Inspected	189	PATRIOT
1/27/2009	Measured	336	PATRIOT
6/19/2000			
12/9/1999	Mailer Sent		
11/17/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION

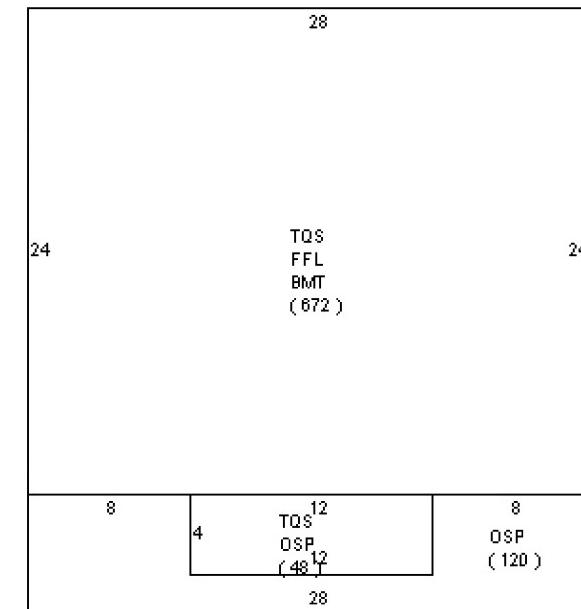
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

BSMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	2 - Good
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj \$ / SQ:	175.465
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322900
Depreciation:	85246
Depreciated Total:	237655

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	175.46	
Special Features:	0	Val/Su Net:	115.84	
Final Total:	237700	Val/Su SzAd	196.12	

PARCEL ID

147.0-0008-0004.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	14X21	A	AV	1925	23.50	T	40	101			4,100		4,100

More: N

Total Yard Items: 4,100

Total Special Features:

Total: 4,100

**AssessPro Patriot Properties, Inc**